

# THE COUNTY OF SAN BERNARDINO OPPORTUNITY, CALIFORNIA

## SAN BERNARDINO COUNTY-OWNED PROPERTY 210 & ALDER AVENUE, RIALTO



This county-owned property is located along newly-opened Interstate 210 and is available for a long-term ground lease. Approximately 10 acres, this site would do well as a freeway oriented, retail, strip center catering to travelers along the freeway. Previous to the completion of Interstate 210, traffic counts totaled 21,800 average daily trips. This has already increased greatly with the opening of the freeway. A drive-thru coffee shop, fast food center, and gas station would be appropriate uses at this site.

 COUNTY-OWNED PROPERTY  
 SITE

### DEMOGRAPHICS\*

	ONE MILE	THREE MILE	FIVE MILE
Population (2007)	5,802	123,420	305,285
Projected Population (2012)	6,856	140,137	343,964
Average Income (2007)	\$71,910	\$54,103	\$50,994
Median Income (2007)	\$82,428	\$64,635	\$63,230
Hispanic or Latino Origin (2007)	60%	60%	63%
Average Age (2007)	29	27	28

\*ESRI 2007

COUNTY OF  
SAN BERNARDINO



ECONOMIC DEVELOPMENT

Simone McFarland, Economic Development Manager  
(909) 387-9839 • [smcfarland@ed.sbcounty.gov](mailto:smcfarland@ed.sbcounty.gov)